

## Canyon Summary

	Gross Acres	Proposed Units
Medium Density (4.1-6)	66.3	295
High Density 1 (6.1-9)	33.8	261
High Density 2 (9.1-14)	27.8	298
High Density 3 (14.1-18)	32.0	482
High Density 4 (18.1-20)	19.8	385
Flexible Density (1-20)	89.3	500*
Future Parks	38.6	
Public	23.0 Acres	
Private	15.6 Acres	
Manufactured Slopes	172.4	
Churches	12.8	105
<b>Canyon Sub-Total</b>	<b>493.8</b>	<b>2,326</b>

\* Note: Not to Exceed 500 Homes in Flex Zone

## Parks Summary

	Gross Acres	Parks Subtotal
Total Private Parks	24.5	
Existing		7.1
Proposed		17.4
Total Trails	8.7	
Existing		3.7
Proposed		5.0
Total Public Parks	46.0	
Existing		6.7
Proposed		39.3
Future Public Park w/in OS	45.0	
Jordan Narrows Public Park	12.5	
Total Public Parks	112.2	
<b>Grand Total</b>	<b>136.7</b>	

## Summary

	Gross Acres	Parks Subtotal	Existing Units	Proposed Units	Total Units
Existing	474.2 <sup>(1)</sup>				
SFD	--		1,434	--	1,434
TownHomes	--		122	--	122
Apartments	--		344	--	344
MDR (1-6)	58.7		--	184	184
HDR (6.1-20)	49.0		--	434	434
Perry Homes	153.6 <sup>(2)</sup>		--	968	968
Highway Commercial	269.5 <sup>(3)</sup>		--	--	--
Open Space	25.7				
Existing Parks	17.5 <sup>(4)</sup>		--	--	--
Public		6.7			
Private		7.1			
Trails		3.7			
Jordan Narrows Public Park		12.5 <sup>(5)</sup>			
Future Parks	66.7 <sup>(6)</sup>				
Public		39.3			
Private		17.4			
Trails		5.0			
Future Public Park w/in OS		45.0			
Canyon Open Space	971.4				
Manufactured Slopes	172.4				
Misc Rds/Open Space	87.8				
East Canyon	113.0		--	826	826
Central Canyon	136.3		--	900	900
West Canyon	72.1		--	600	600
<b>Grand Total</b>	<b>2,662.9</b>	<b>136.7</b>	<b>1,900</b>	<b>3,912</b>	<b>5,812</b>

### Notes:

- (1) Excludes parks and open space; Includes schools, churches, tm sales, and major roadways
- (2) 5-acre Public Park included under Future Parks
- (3) Includes 27.3-acre parcel that can be developed as HDR OR Highway Commercial
- (4) Includes 3.7 acres of existing community trails. See parks plan for the location of trails.
- (5) Jordan Narrows Public Park is an off-site park which Mountain Home assisted with the acquisition of the park/detention basin property. Jordan Narrows Public Park is a dual use soccer park facility (multiple soccer fields) and detention basin.
- (6) Includes 5 acres of proposed community trails including the Bonneville Trail. See parks plan for the location of trails.

### Area Plan Notes

- 1) Two additional elementary school sites are being planned for in the Traverse Mountain Area Plan. One of these possible elementary school sites is being planned at Planning Area A or B in East Canyon. The second is being planned at Planning Area H at the Flex Area of Central Canyon.
- 2) Should a future elementary school(s) be developed within Traverse Mountain the residential densities attributable to these sites will not transfer to another property but shall be forfeited. Should an elementary school site be purchased in the Flex Area of Central Canyon a density yield of six units per the acre shall be used to calculate the number of forfeited units.
- 3) All mass grading within East Canyon Area including slope protection and revegetation shall be done in one phase except Planning Area C1 in East Canyon which shall be graded separately.
- 4) The 1.819-acre park at East Canyon Planning Area A is intended as a place holder until the new Area Plan is approved. Lehi City will deed the 1.819-acre park back to Mountain Home Development once the Area Plan is approved.



## Area Plan

Traverse Mountain  
Lehi, Utah  
Mountain Home Development



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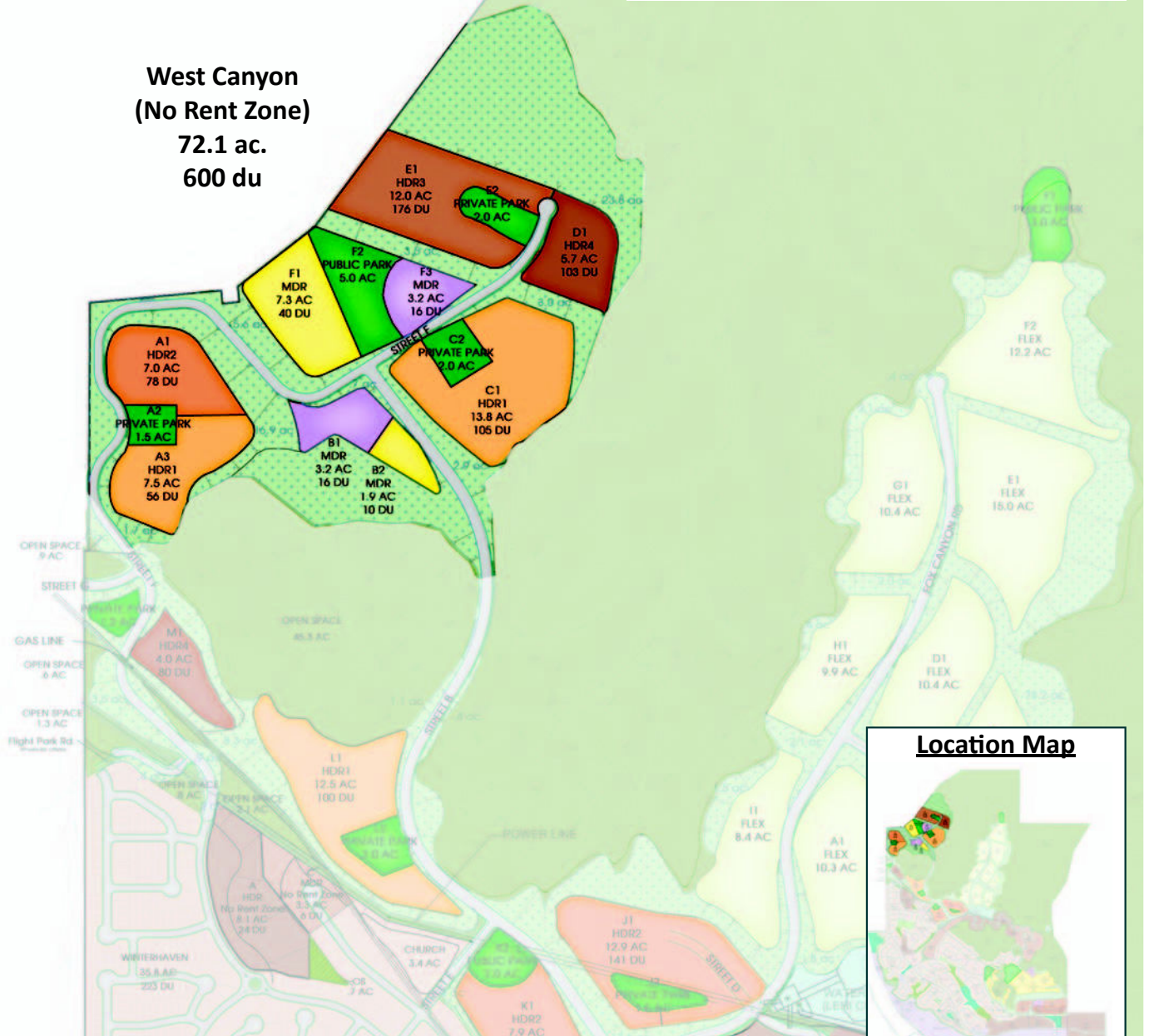
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	Gross Acres	Parks Subtotal	Existing Units	Proposed Units	Total Units
<b>Non-Canyon Area</b>					
Existing	474.2 <sup>(1)</sup>				
SFD	--		1,434	--	1,434
TownHomes	--		122	--	122
Apartments	--		344	--	344
MDR (1-6)	58.7		--	184	184
HDR (6.1-20)	49.0		--	434	434
Perry Homes	153.6 <sup>(2)</sup>		--	968	968
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Open Space	25.7				
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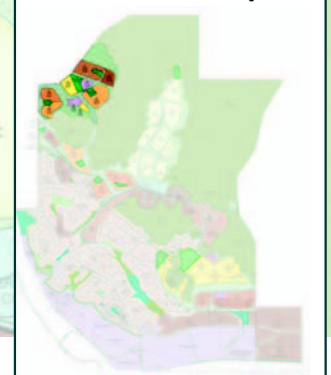
## West Canyon (No Rent Zone) 72.1 ac. 600 du



## West Canyon Plan

Traverse Mountain  
Lehi, Utah  
Mountain Home Development

## Location Map





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## Parks Summary

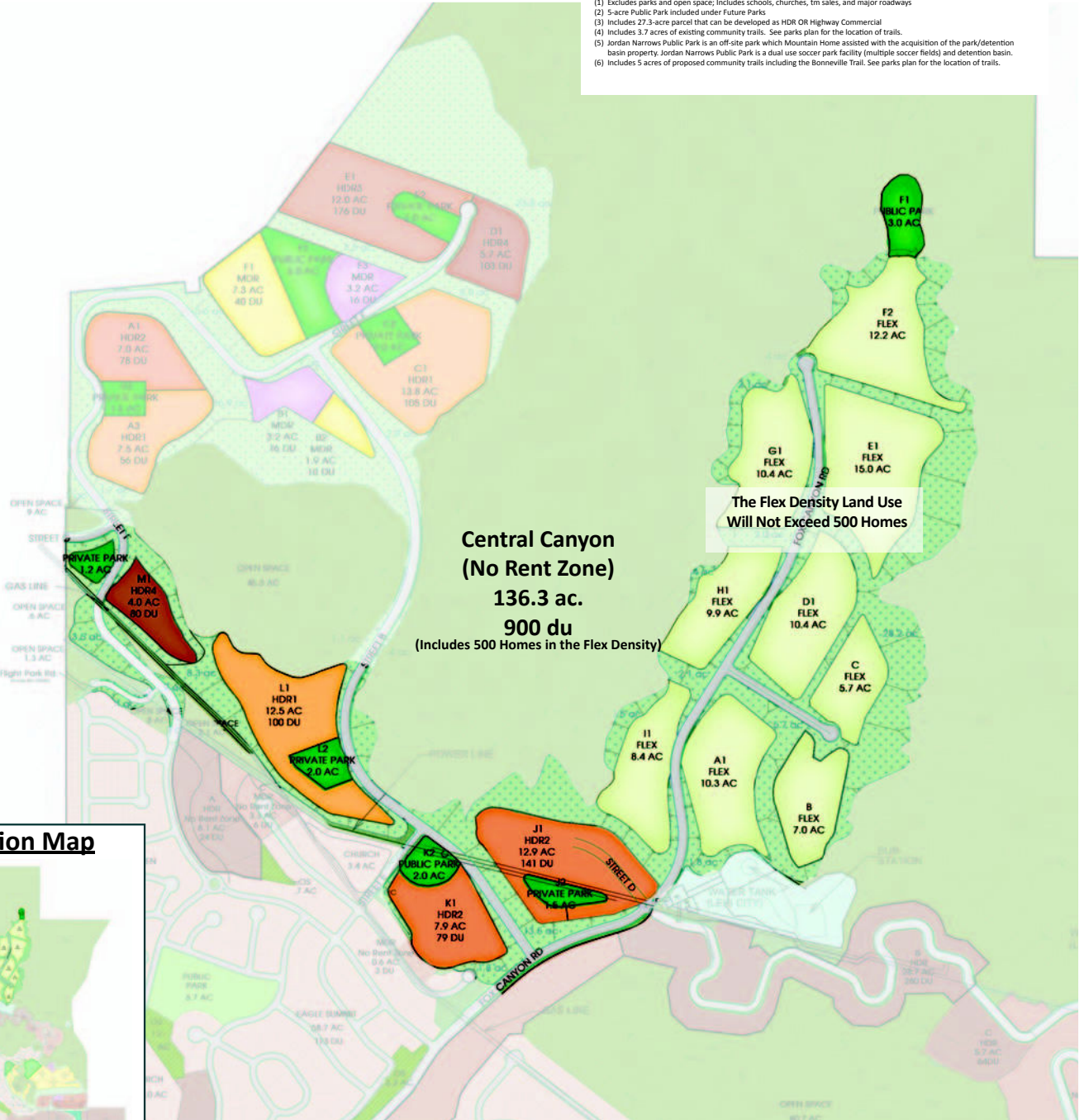
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## Location Map

## Central Canyon Plan

Traverse Mountain  
Lehi, Utah  
Mountain Home Development



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## Parks Summary

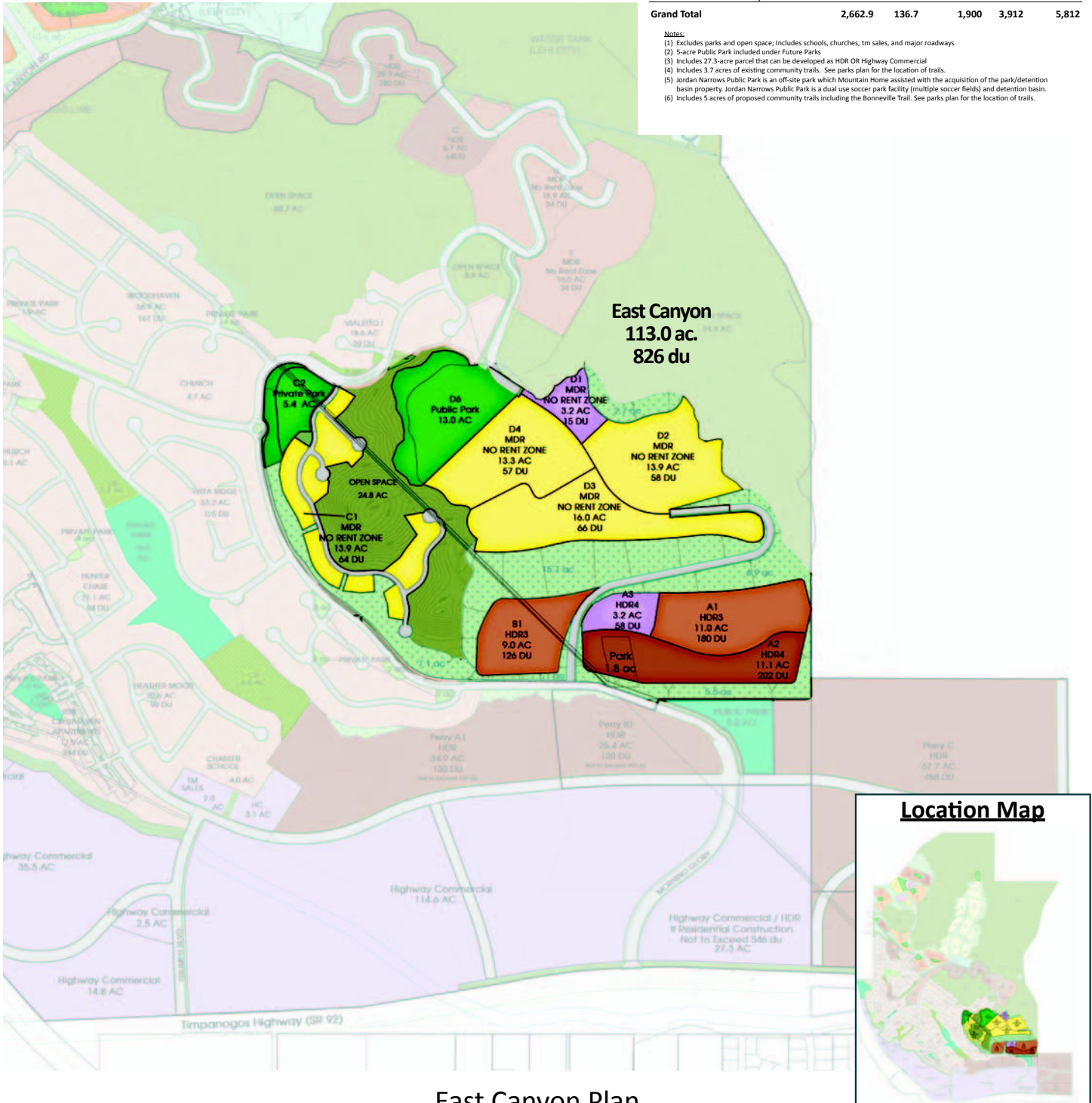
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## Location Map



## East Canyon Plan



Traverse Mountain  
Lehi, Utah  
Mountain Home Development





## Canyon Summary

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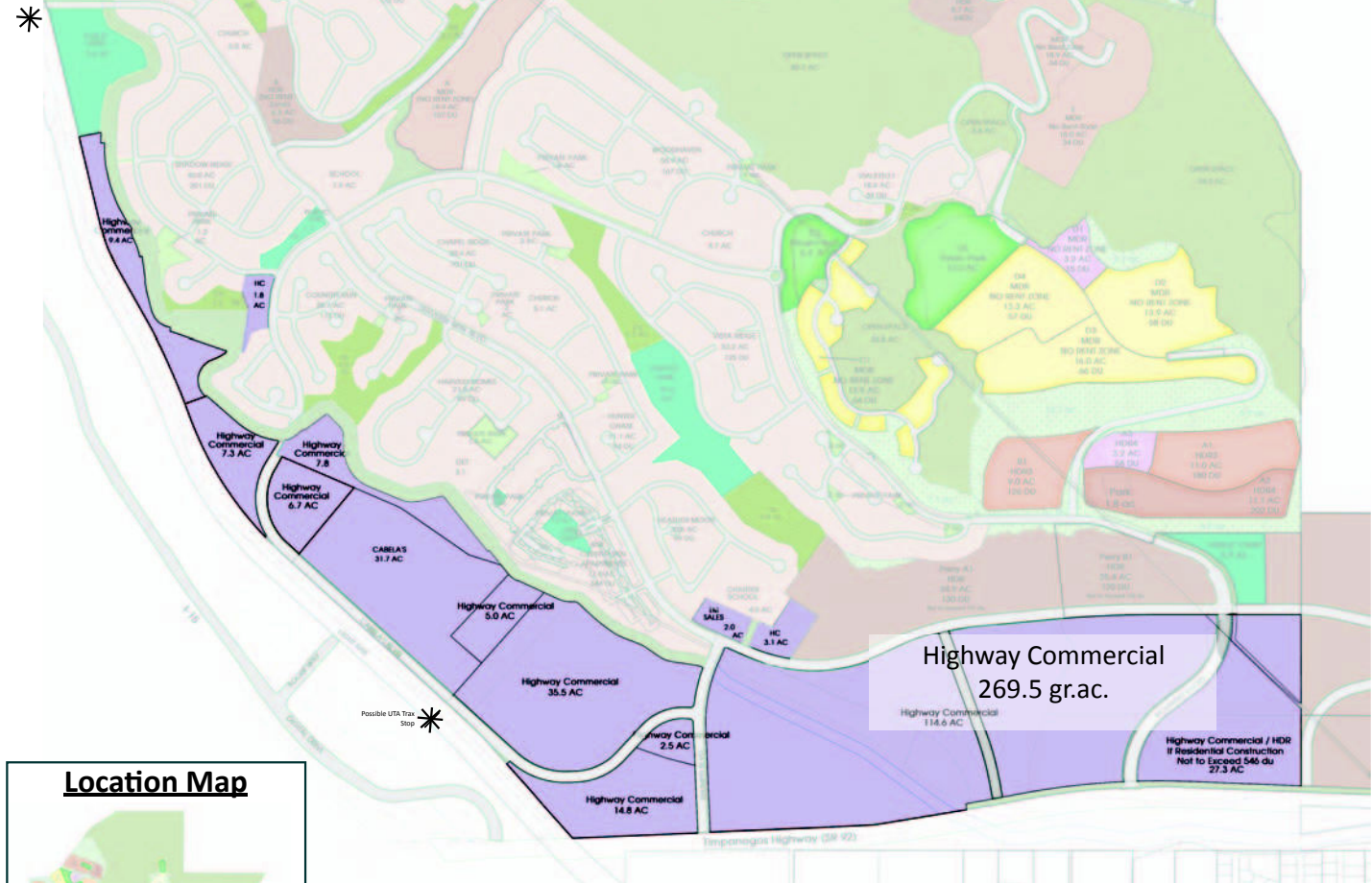
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Possible Future Public Safety Facility (Fire Station, etc.)



## Location Map

## Highway Commercial Plan

Traverse Mountain

Lehi, Utah

Mountain Home Development



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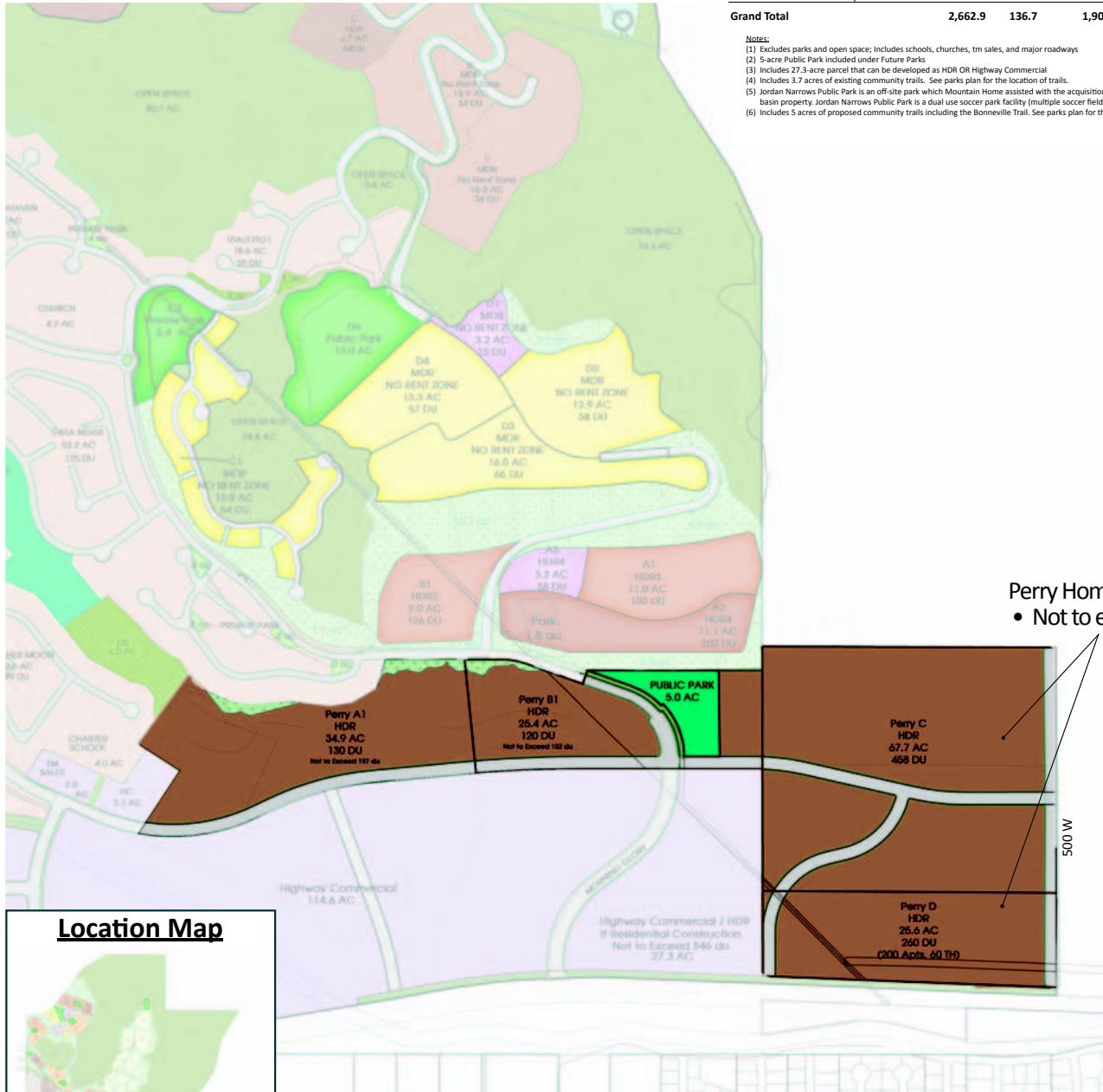
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## Perry Homes Development Plan

Traverse Mountain  
Lehi, Utah  
Mountain Home Development





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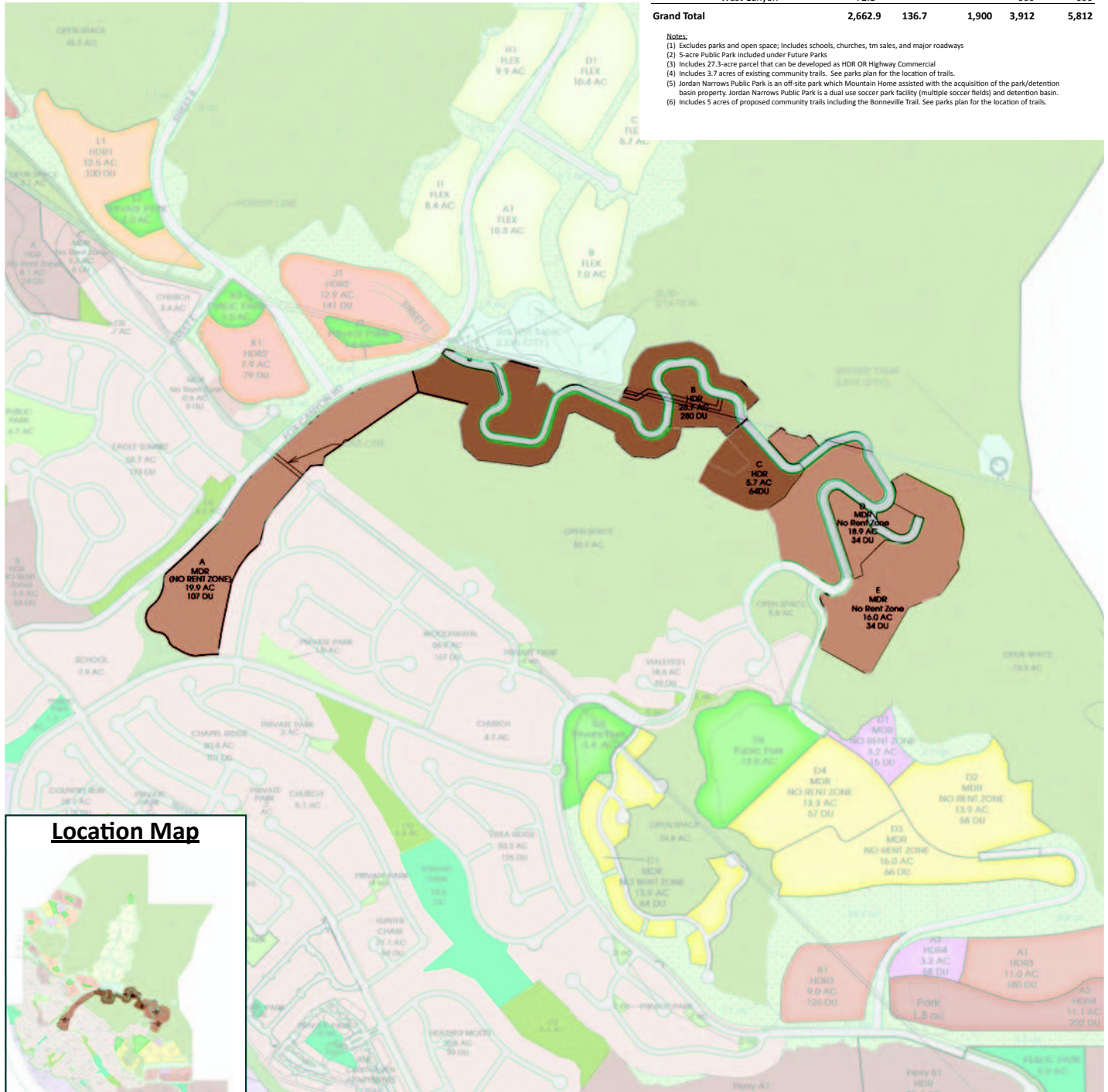
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Manufactured Slopes	172.4				
Misc Rds/Open Space	87.8				
East Canyon	113.0		--	826	826
Central Canyon	136.3		--	900	900
West Canyon	72.1		--	600	600
<b>Grand Total</b>	<b>2,662.9</b>	<b>136.7</b>	<b>1,900</b>	<b>3,912</b>	<b>5,812</b>

### Notes:

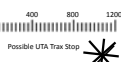
- (1) Excludes parks and open space; Includes schools, churches, tm sales, and major roadways
- (2) 5-acre Public Park included under Future Parks
- (3) Includes 27.3-acre parcel that can be developed as HDR OR Highway Commercial
- (4) Includes 3.7 acres of existing community trails. See parks plan for the location of trails.
- (5) Jordan Narrows Public Park is an off-site park which Mountain Home assisted with the acquisition of the park/detention basin property. Jordan Narrows Public Park is a dual use soccer park facility (multiple soccer fields) and detention basin.
- (6) Includes 5 acres of proposed community trails including the Bonneville Trail. See parks plan for the location of trails.



## Location Map

## Riverbend Plan

Traverse Mountain  
Lehi, Utah  
Mountain Home Development



## Canyons only

\* Note: Not to Exceed 500 Homes in Flex Zone

	Public Parks	Private
Number of respondents	60	78
Age		
< 18 years	10	19
18-24 years	10	11
25-34 years	10	11
35-44 years	10	11
45-54 years	10	11
≥ 55 years	10	16
Gender		
Male	30	39
Female	30	39
Ethnicity		
White	30	39
Black	10	11
Hispanic	10	11
Other	10	17
Marital status		
Single	10	11
Married	30	39
Divorced	10	11
Widowed	10	17
Education level		
High school or less	10	11
Some college	10	11
Bachelor's degree	10	11
Master's degree	10	11
PhD or higher	10	16
Annual household income		
< \$10,000	10	11
\$10,000-\$19,999	10	11
\$20,000-\$29,999	10	11
\$30,000-\$39,999	10	11
\$40,000-\$49,999	10	11
\$50,000-\$59,999	10	11
\$60,000-\$69,999	10	11
\$70,000-\$79,999	10	11
\$80,000-\$89,999	10	11
\$90,000-\$99,999	10	11
\$100,000+	10	17

Parks Summary		Gross Acres	Parks Subtotal
Total Private Parks		24.5	
Existing			7.1
Proposed			17.4
Total Trails		8.7	
Existing			3.7
Proposed			5.0
Total Public Parks		46.0	
Existing			6.7
Proposed			39.3
Future Public Park w/in OS		45.0	
Jordan Narrows Public Park		12.5	
Total Public Parks		112.2	
<b>Grand Total</b>		136.7	

## Non-Canyon Area

## Notes

(6) Includes 5 acres of proposed community trails including the Bonneville Trail. See parks plan for the location of trails.



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## Canyon Summary

	Gross Acres	Proposed Units
Medium Density (4.1-6)	66.3	295
High Density 1 (6.1-9)	33.8	261
High Density 2 (9.1-14)	27.8	298
High Density 3 (14.1-18)	32.0	482
High Density 4 (18.1-20)	19.8	385
Flexible Density (1-20)	89.3	500*
Future Parks	38.6	
Public 23.0 Acres		
Private 15.6 Acres		
Manufactured Slopes	172.4	
Churches	12.8	105
<b>Canyon Sub-Total</b>	<b>493.8</b>	<b>2,326</b>

\* Note: Not to Exceed 500 Homes in Flex Zone

## Parks Summary

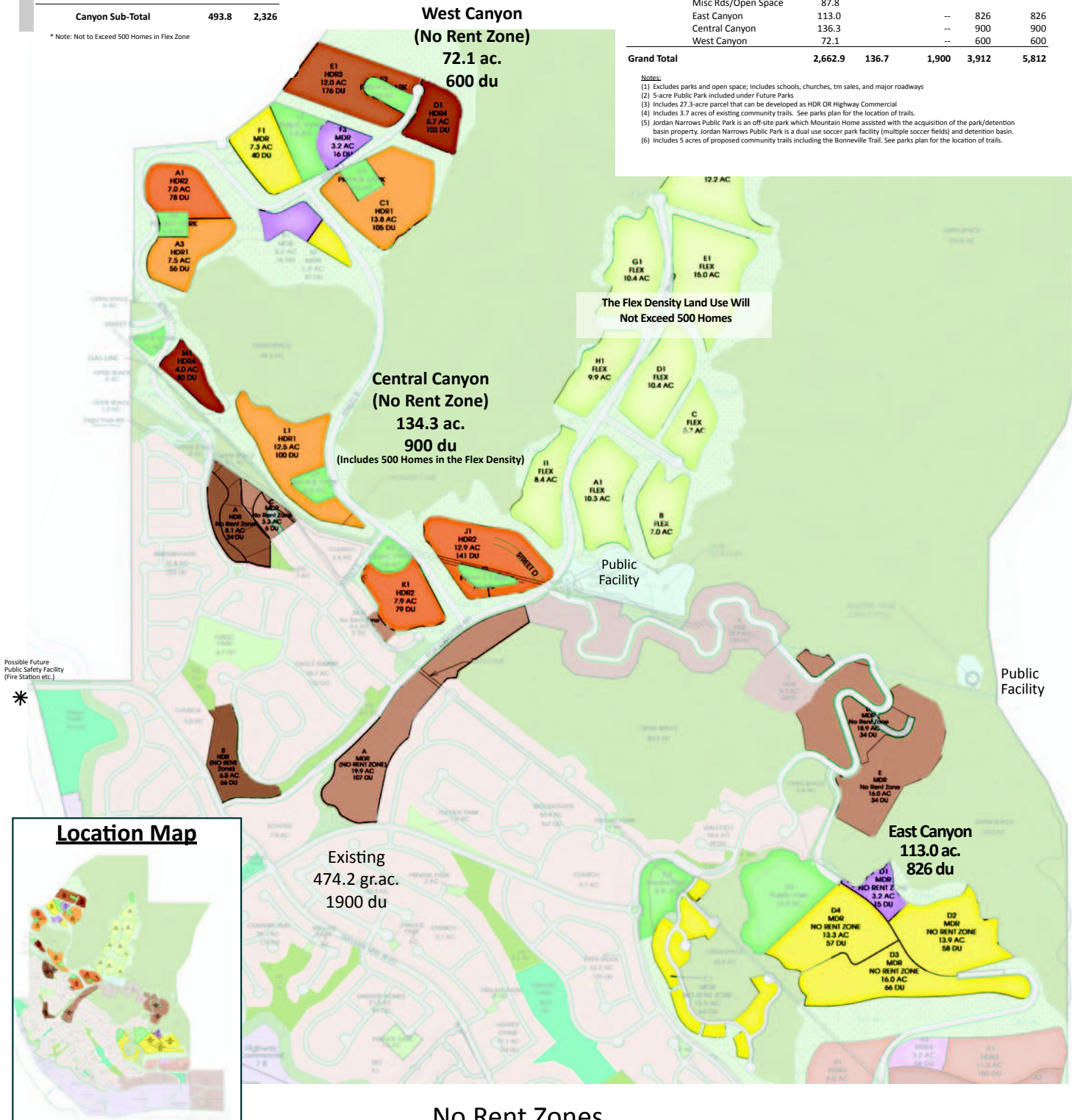
	Gross Acres	Parks Subtotal
Total Private Parks	24.5	
Existing		7.1
Proposed		17.4
Total Trails	8.7	
Existing		3.7
Proposed		5.0
Total Public Parks	46.0	
Existing		6.7
Proposed		39.3
Future Public Park w/in OS	45.0	
Jordan Narrows Public Park	12.5	
Total Public Parks	112.2	
<b>Grand Total</b>	<b>136.7</b>	

## Summary

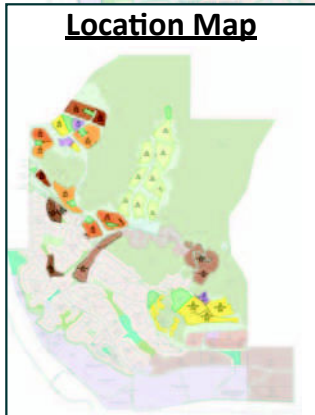
	Gross Acres	Parks Subtotal	Existing Units	Proposed Units	Total Units
Existing	474.2 <sup>(1)</sup>				
SFD	--		1,434	--	1,434
TownHomes	--		122	--	122
Apartments	--		344	--	344
MDR (1-6)	58.7		--	184	184
HDR (6.1-20)	49.0		--	434	434
Perry Homes	153.6 <sup>(2)</sup>		--	968	968
Highway Commercial	269.5 <sup>(3)</sup>		--	--	--
Open Space	25.7		--	--	--
Existing Parks	17.5 <sup>(4)</sup>		--	--	--
Public		6.7			
Private		7.1			
Trails		3.7			
Jordan Narrows Public Park		12.5 <sup>(5)</sup>			
Future Parks	66.7 <sup>(6)</sup>				
Public		39.3			
Private		17.4			
Trails		5.0			
Future Public Park w/in OS		45.0			
Canyon Open Space	971.4				
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## Location Map



## No Rent Zones

Traverse Mountain  
Lehi, Utah  
Mountain Home Development

